



Building Scale Check Sheet

Village of Lake Bluff, Illinois

1. Address: _____
2. Contractor: _____
Phone: _____ Email: _____
3. Owner: _____
Phone: _____ Email: _____
4. Lot: _____ Block: _____
Subdivision: _____
5. Lot Area: _____ Source: _____
Lot Width: _____
Lot Depth: _____
Year Built*: _____

*If 50 years or older, verify if Historic Preservation Review is required (> or <50%)

6. Zoning District

PRINCIPAL STRUCTURE SETBACKS		
SETBACKS	REQUIRED	PROPOSED
Front yard:		
Corner side yard:		
Side yard:		
Side yard:		
Rear yard:		
Ravine setback:		
Bluff setback:		

ACCESSORY STRUCTURE SETBACKS		
SETBACKS	REQUIRED	PROPOSED
Side yard:		
Corner side yard:		
Rear yard:		
Through lot setback:		
Ravine setback:		
Bluff setback:		

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7. Enter the actual building height per section 10-3-5 and 10-2-5: _____ ft.
8. Enter the allowable height per section 10-3-5: _____ ft.
9. Max height for accessory structures is 17 ft. Enter the actual height of proposed: _____ ft.
10. Has the Village or subdivision-imposed building size restrictions? If subject to size restrictions enter the Max FAR Allowable: _____ ft.
11. Select the appropriate calculation for maximum FAR and enter on appropriate line
- For any lot of less than or equal to 9000 sq. ft. shall be computed as follows:
(.4x lot size in square feet.) Max FAR: _____ sq. ft.
 - For any lot more than 9000 sq. ft. but less than or equal 18,000 sq. ft. shall be computed as follows:
3600 + (0.2 x [lot size in sq ft - 9,000]) Max FAR: _____ sq. ft.
 - For any lot more than 18,000 sq. ft. shall be computed as follows:
5400 + (0.1 x [lot size in sq ft - 18,000]) Max FAR: _____ sq. ft.
12. Daylight plane- verify compliance with section 10-3-6 of the zoning code:
- Approved: _____
- Disapproved: _____
13. Maximum impervious allowable:
- For lots in the R-1, R-2, R-3, R-4, and R-5 Residence District, calculations are as follows:
- For a lot width less than 50 feet maximum percent is 60% of the total area of the lot.
 - For a lot width of 50 feet to 75 feet calculations are 50% of the total area of the lot plus ((75 feet minus the actual width of the lot in feet) x .4).
 - For a lot width more than 75 feet maximum percent is 50%.
- For lots in the E-2, E-1 and C-E Residence District, calculations are as follows:
- For lots less than 12,000 Square feet maximum percent is 50%.
 - For lots 12,000 Square feet to 43,560 square feet calculations are as follows: 40% Plus [(43,560 square feet minus lot size) x .000317].
 - For lots more than 43,560 square feet maximum percentage is 40%.
- Maximum impervious allowable: _____ sq. ft.
- Actual impervious surface calculation: _____ sq. ft.
- Remainder: _____ sq. ft.

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14. Required Front Yard Setback Impervious Surface Limitation. The total amount of impervious surfaces in the required front yard setback of any lot in any residence district shall not exceed the following percentages of total area of the required front yard of the lot as follows:

- Lot width of less than 25 feet = 75%
- Lot width of 25 feet to 49 feet = 45% plus [(50 feet minus lot width) x 1.2]
- Lot width of 50 feet = 45%
- Lot width of 51 to 99 feet = 35% plus [(100 feet minus lot width) x .2]
- Lot width of 100 feet or more = 35%

Lot width: _____ ft.
Allowable FY Impervious: _____ sq. ft.
Actual FY Impervious: _____ sq. ft.
Remainder: _____ sq. ft.

15. Building Coverage: The total coverage area of all buildings and accessory structures on any lot in any residential district shall not exceed the following percentage of the total area of the lot:

Zoning District	Maximum Building Coverage
Country Estate (C-1)	20 percent
Estate (E-1)	20 percent
"A-A-A-A" (E-2)	20 percent
"A-A-A" (R-1)	30 percent
"A-A" (R-2)	30 percent
"A" (R-3)	30 percent
"B" (R-4)	30 percent

Enter the allowable building coverage per the above zoning district: _____

Enter the actual building coverage on the lot: _____

Enter the total building coverage less any zoning code exclusions _____

(10-5-8C) : Approved: _____

Disapproved: _____

Remainder: _____

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16. Floor area of building 1st floor:

Column 1		Column 2	
A	_____ x _____ = _____ sq. ft.	AA	_____ x _____ = _____ sq. ft.
B	_____ x _____ = _____ sq. ft.	BB	_____ x _____ = _____ sq. ft.
C	_____ x _____ = _____ sq. ft.	CC	_____ x _____ = _____ sq. ft.
D	_____ x _____ = _____ sq. ft.	DD	_____ x _____ = _____ sq. ft.
E	_____ x _____ = _____ sq. ft.	EE	_____ x _____ = _____ sq. ft.
F	_____ x _____ = _____ sq. ft.	FF	_____ x _____ = _____ sq. ft.
G	_____ x _____ = _____ sq. ft.	GG	_____ x _____ = _____ sq. ft.
H	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.
I	_____ x _____ = _____ sq. ft.	II	_____ x _____ = _____ sq. ft.
J	_____ x _____ = _____ sq. ft.	JJ	_____ x _____ = _____ sq. ft.
K	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.
L	_____ x _____ = _____ sq. ft.	LL	_____ x _____ = _____ sq. ft.
M	_____ x _____ = _____ sq. ft.	MM	_____ x _____ = _____ sq. ft.
N	_____ x _____ = _____ sq. ft.	NN	_____ x _____ = _____ sq. ft.
O	_____ x _____ = _____ sq. ft.	OO	_____ x _____ = _____ sq. ft.

Total square footage for first floor: _____ sq. ft.

Less deck bonus: _____ sq. ft.

Remaining deck bonus: _____ sq. ft.

Less open/screen porch bonus: _____ sq. ft.

Remaining porch bonus: _____ sq. ft.

Total square footage counted toward FAR: _____ sq. ft.

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17. Floor area of building 2nd floor:

Column 1		Column 2	
A	_____ x _____ = _____ sq. ft.	AA	_____ x _____ = _____ sq. ft.
B	_____ x _____ = _____ sq. ft.	BB	_____ x _____ = _____ sq. ft.
C	_____ x _____ = _____ sq. ft.	CC	_____ x _____ = _____ sq. ft.
D	_____ x _____ = _____ sq. ft.	DD	_____ x _____ = _____ sq. ft.
E	_____ x _____ = _____ sq. ft.	EE	_____ x _____ = _____ sq. ft.
F	_____ x _____ = _____ sq. ft.	FF	_____ x _____ = _____ sq. ft.
G	_____ x _____ = _____ sq. ft.	GG	_____ x _____ = _____ sq. ft.
H	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.
I	_____ x _____ = _____ sq. ft.	II	_____ x _____ = _____ sq. ft.
J	_____ x _____ = _____ sq. ft.	JJ	_____ x _____ = _____ sq. ft.
K	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.
L	_____ x _____ = _____ sq. ft.	LL	_____ x _____ = _____ sq. ft.
M	_____ x _____ = _____ sq. ft.	MM	_____ x _____ = _____ sq. ft.
N	_____ x _____ = _____ sq. ft.	NN	_____ x _____ = _____ sq. ft.
O	_____ x _____ = _____ sq. ft.	OO	_____ x _____ = _____ sq. ft.

Total square footage for second floor: _____ sq. ft.

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18. Floor area of building 3rd floor:

Column 1		Column 2	
A	_____ x _____ = _____ sq. ft.	AA	_____ x _____ = _____ sq. ft.
B	_____ x _____ = _____ sq. ft.	BB	_____ x _____ = _____ sq. ft.
C	_____ x _____ = _____ sq. ft.	CC	_____ x _____ = _____ sq. ft.
D	_____ x _____ = _____ sq. ft.	DD	_____ x _____ = _____ sq. ft.
E	_____ x _____ = _____ sq. ft.	EE	_____ x _____ = _____ sq. ft.
F	_____ x _____ = _____ sq. ft.	FF	_____ x _____ = _____ sq. ft.
G	_____ x _____ = _____ sq. ft.	GG	_____ x _____ = _____ sq. ft.
H	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.
I	_____ x _____ = _____ sq. ft.	II	_____ x _____ = _____ sq. ft.
J	_____ x _____ = _____ sq. ft.	JJ	_____ x _____ = _____ sq. ft.
K	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.
L	_____ x _____ = _____ sq. ft.	LL	_____ x _____ = _____ sq. ft.
M	_____ x _____ = _____ sq. ft.	MM	_____ x _____ = _____ sq. ft.
N	_____ x _____ = _____ sq. ft.	NN	_____ x _____ = _____ sq. ft.
O	_____ x _____ = _____ sq. ft.	OO	_____ x _____ = _____ sq. ft.

Total square footage for third floor: _____ sq. ft.

19. Attic Calculation, Areas of attics with a height equal to or greater than 6 feet per section 10-3-7 of the zoning ordinance.

A	_____ x _____ = _____ sq. ft.	AA	_____ x _____ = _____ sq. ft.
B	_____ x _____ = _____ sq. ft.	BB	_____ x _____ = _____ sq. ft.
C	_____ x _____ = _____ sq. ft.	CC	_____ x _____ = _____ sq. ft.
D	_____ x _____ = _____ sq. ft.	DD	_____ x _____ = _____ sq. ft.
E	_____ x _____ = _____ sq. ft.	EE	_____ x _____ = _____ sq. ft.
F	_____ x _____ = _____ sq. ft.	FF	_____ x _____ = _____ sq. ft.
G	_____ x _____ = _____ sq. ft.	GG	_____ x _____ = _____ sq. ft.
H	_____ x _____ = _____ sq. ft.	HH	_____ x _____ = _____ sq. ft.

Total square footage for attic areas: _____ sq. ft.

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20. Basement calculation

Calculate the basement area (per zoning code section 10-3-7B1):

- A. _____ x _____ = _____
- B. _____ x _____ = _____
- C. _____ x _____ = _____
- D. _____ x _____ = _____
- E. _____ x _____ = _____
- F. _____ x _____ = _____
- G. _____ x _____ = _____ or Not Applicable
- H. _____ x _____ = _____
- I. _____ x _____ = _____
- J. _____ x _____ = _____
- K. _____ x _____ = _____
- L. _____ x _____ = _____
- M. _____ x _____ = _____
- N. _____ x _____ = _____
- O. _____ x _____ = _____
- P. _____ x _____ = _____

- Enter the sum of A thru P: _____ sq. ft.
- Enter the lineal footage of the perimeter of the entire foundation: _____ ft.
- Enter the lineal footage of the perimeter of the basement for area that is 3 foot or more above pre-existing grade and constructed after 1950: _____ ft.
- Enter the Lineal Footage of the perimeter of the Basement for area that is 5 foot or more above pre-existing grade and was constructed before 1950. _____ ft.
- Divide line 3 or 4 (whichever is applicable by date) by line 2 this will give the percentage of the basement area to be counted _____ %
- Multiply line 3, or 4 (whichever is applicable by date) by line 1 to determine the square footage of the basement area included bulk. _____ sq. ft.
- Total basement area calculation: _____ sq. ft.



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21. Specify all detached accessory structures existing and proposed:

A	_____	E	_____
B	_____	F	_____
C	_____	G	_____
D	_____	H	_____

Compute areas of all detached accessory structures.

A	_____ x _____ = _____	E	_____ x _____ = _____
B	_____ x _____ = _____	F	_____ x _____ = _____
C	_____ x _____ = _____	G	_____ x _____ = _____
D	_____ x _____ = _____	H	_____ x _____ = _____

Total square footage: _____ sq. ft.

Subtract any accessory bonus per section 10-5-6 of the zoning codes: _____ sq. ft.

22. Specify new additions and sizes below:

A	_____	E	_____
B	_____	F	_____
C	_____	G	_____
D	_____	H	_____

Compute areas of all new additions:

A	_____ x _____ = _____	E	_____ x _____ = _____
B	_____ x _____ = _____	F	_____ x _____ = _____
C	_____ x _____ = _____	G	_____ x _____ = _____
D	_____ x _____ = _____	H	_____ x _____ = _____

Total square footage: _____ sq. ft.



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23. Totals

- A. Enter the total amount for first floor (item #16, page 4): _____ sq. ft.
- B. Enter the total amount for second floor (item #17, page 5): _____ sq. ft.
- C. Enter the total amount for third floor (item #18, page 6): _____ sq. ft.
- D. Enter the total amount for the attic area (item #19, page 6): _____ sq. ft.
- E. Enter the total amount for the basement area (item #20, page 7): _____ sq. ft.
- F. Enter the total amount for detached structures less any approved bonus (item #21, page 8): _____ sq. ft.
- G. Enter the total amount for new additions (item #22, page 8): _____ sq. ft.

H. Enter the total of the above A thru G above: _____ sq. ft.

- I. Enter the allowable FAR from appropriate calculation (item # 10, page 2):

FAR allowable: _____ sq. ft.

FAR actual: _____ sq. ft.

Total square footage over allowable: _____ sq. ft.

Percent over FAR allowable: _____ %

NOTES OR COMMENTS

Architect Signature: _____ Date: _____

Architect Name: _____

Architect Stamp: